

# AIRD & BERLIS LLP

Barristers and Solicitors

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July 27, 2015

BY EMAIL ([lbetten2@toronto.ca](mailto:lbetten2@toronto.ca))

Our File #106464

Chair and Members  
Toronto Preservation Board  
2nd floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**Attn: Lourdes Bettencourt**

Dear Chair and Members:

**Re: Item PB6.1 - Proceeding to Plan Phase of the Proposed Historic Yonge Street Heritage Conservation District  
Request to remove 501-521 Yonge Street, 6-8 Alexander Street and 23 Maitland Street from Study Boundary and District Plan**

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We act on behalf of Lanterra 501 Yonge Developments, the owner of the site municipally known as 501-521 Yonge Street, 6-8 Alexander Street and 23 Maitland Street, located on the east side of Yonge Street, between Alexander and Maitland Streets (the "Site"). The Site contains no listed or designated properties.

As background, in March 2011, our client submitted an application to amend the zoning By-law in order to permit the redevelopment of the Site. On February 20, 2014, City Council enacted By-law 139-2014, which is now in full force and effect and permits the redevelopment of the Site with a mixed use building including two residential towers above a 3-7 storey podium. All existing buildings on the property will be demolished. Prior to the By-law being enacted, the application was thoroughly reviewed by Heritage Preservation Services staff with respect to the heritage attributes of the Site and surrounding area and no concerns were raised.

On February 11, 2015, City Council enacted By-law 277-2015, a by-law to designate Historic Yonge Street between Davenport Road and College Street as a Heritage Conservation District Study Area. That By-law was appealed by a number of owners of land to which it applies, including our client with respect to the Site. It was unclear to us why the By-law was applied to our client's Site in light of the recent review and approval of the subject rezoning application.

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At its meeting of July 7, 2015, City Council considered a report entitled "By-law No. 277-2015, a By-law designating a specific area as a heritage conservation study area for a period of one year while the City completes a heritage conservation district study – Further Direction Required" which recommended excluding certain lands from the applicability of By-law 277-2015. City Council adopted the Confidential Recommendation in Appendix "A" which, among other things, recommends an exemption for our client's Site to permit the development recently approved through site specific By-law 139-2014.

In light of the foregoing, we respectfully request that our client's Site also be removed from the subject Heritage Conservation District Study Boundary and the pending Plan at this time.

Yours truly,

AIRD & BERLIS LLP



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cc: client  
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Sarah Henstock

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